



Listening Learning Leading

Minutes

OF A MEETING OF THE

Planning Committee

HELD ON TUESDAY 15 OCTOBER 2019 AT 6.00 PM**DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN****Present:**

Ian Snowdon (Chairman)

Peter Dragonetti (Vice Chairman), Ken Arlett, Kate Gregory, Alexandrine Kantor, Jo Robb, Ian White, Celia Wilson and Sarah Gray (as substitute for George Levy)

Apologies:

David Bretherton, Lorraine Hillier and George Levy tendered apologies.

Officers:

Paul Bateman, Paul Bowers, Paula Fox, Simon Kitson and Tom Wyatt

82 Chairman's announcements

The chairman welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

83 Minutes of the previous meeting

RESOLVED: to approve the minutes of the meeting held on 23 September 2019 as a correct record and agree that the Chairman sign these as such.

84 Declarations of interest

There were no declarations of interest.

85 Urgent business

The planning officer reported to the committee that the Secretary of State had issued the council with a Holding Direction in respect of the emerging local plan. This meant that for decision-making purposes, the emerging plan did not carry any weight. One of the reports in the agenda (Item 9, application P19/S1853/FUL, Linwood, Limetree Road, Goring), which had been issued prior to the receipt of the Direction, contained a general reference to the weight of the local plan at paragraph 5.2, page 33.

86 Proposals for site visits

The chairman reported that in respect of item 10 on the agenda, application P19/S1931/FUL, land adjacent to the Rectory, 10 Hill Road, Watlington, he had received requests for deferment from the local member and from the Watlington Town Council, to allow for a site visit by the committee. They had concerns regarding the impact of the proposed development on the appearance and character of the local area. He had discussed this request with the planning officer prior to the meeting.

In consultation with the planning officer, the chairman had agreed to defer consideration of application P19/S1931/FUL to allow members to visit the site.

87 Public participation

The list showing members of the public who had registered to speak was tabled at the meeting.

88 P19/S1142/FUL - Westfield House, Pack and Prime Lane, Henley-on-Thames, RG9 1TT

Ken Arlett, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P19/S1142/FUL, for partial demolition and alterations to the existing house and to erect one new dwelling. Resubmission of Application reference: P18/S1590/FUL (Amended site location plan and proposed block plan to show applicants right of way access on Ancastle Green), at Westfield House, Pack and Prime Lane, Henley-On-Thames, RG9 1TT.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Councillor Ken Arlett spoke to the application on behalf of Henley-on-Thames Town Council.

Simon Garrod, the applicant, spoke in support of the application.

Ken Arlett, a local ward councillor, spoke to the application.

The committee was concerned about access for construction traffic and considered that an additional condition regarding the routing of this traffic should be added to any permission. Turning and car parking was also a concern and it was considered that condition 6 should be amended to refer to no new access being created from Pack and Prime Lane, in accordance with the plans.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S1142/FUL subject to the following conditions:

1. Commencement of development within three years.

2. Development to be carried out in accordance with the approved plans.
3. Levels details to be submitted prior to commencement.
4. Schedule of materials to be agreed prior to the commencement of Development.
5. Tree protection measures to be implemented and shown prior to commencement of works.
6. Turning area and car parking to be carried out in accordance with the approved plans. No new access to be created from Pack and Prime Lane.
7. Remove Permitted development rights – Class A extensions.
8. Construction traffic routing condition.

89 P19/S1853/FUL - Linwood, Limetree Road, Goring, RG8 9EY

The committee considered application P19/S1853/FUL, for the demolition of the existing dwelling and the erection of a replacement dwelling with integral garage. Modification of existing access with entrance gates (as amended by drawings and Tree Survey Report accompanying email from agent received 30 August 2019 reducing the width of the building) at Linwood, Limetree Road Goring, RG8 9EY

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

The planning officer's report had incorrectly referred to a 4-bedroom dwelling (at paragraphs 2.1 and 6.18) when in fact 5 bedrooms were depicted on the application plans.

Councillor Bryan Urbick spoke on behalf of Goring-on-Thames Parish Council, objecting to the application.

Roger Wood, local resident, spoke objecting to the application.

Tim Watson, the agent, spoke in support of the application.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S1853/FUL subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Schedule of Materials.

4. Existing vehicular access.
5. Parking & Manoeuvering Areas Retained.
6. No Garage conversion into accommodation.
7. Wildlife Protection (mitigation as approved).
8. Surface water drainage works (details required).
9. Foul drainage works (details required).
10. Tree protection (implementation as approved).
11. Landscaping.

90 P19/S1931/FUL - Land adjacent to The Rectory, 10 Hill Road, Watlington, Oxfordshire, OX49 5AD

Consideration of this application was deferred to allow the committee to hold a site visit, to ascertain the impact of the proposed development on the appearance and character of the local area (minute 86, above).

91 P19/S1569/FUL - Syringa Rod Eyot, Wargrave Road, near Henley-on-Thames, RG9 3JD

Ken Arlett, a local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P19/S1569/FUL, for a replacement dwelling (amended plans received 11 July 2019, removing upper storey accommodation and incorporating other changes set out in the agent's covering email), at Syringa Rod Eyot, Wargrave Road, near Henley-on-Thames, RG9 3JD.

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Councillor Ken Arlett, representing Henley on Thames Town Council, spoke objecting to the application.

Simon Loring, the agent, spoke in support of the application.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P19/S1569/FUL subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

2. The development hereby approved shall be carried out in accordance with the details shown on the approved plans.
3. A schedule of all external materials shall be submitted to, and agreed in writing by, the local planning authority prior to the commencement of development.
4. Finished floor levels for the completed dwelling shall be 34m AOD (Above Ordnance Datum).
5. Prior to first occupation of the dwelling hereby approved, all south-east facing windows shall be both obscure glazed and non-opening where below 1.7m from the finished floor level in each associated room. The same measures shall be applied to the windows in the north-west facing gable. All windows shall be retained as such thereafter.

92 P18/2555/FUL - Former Goring Heath Poultry Farm 54526, Goring Heath, RG8 7RU

Peter Dragonetti, the local ward councillor, stood down from the committee for consideration of this item.

The committee considered application P18/2555/FUL, for the erection of a training building, 5 huts and the renovation of disused fire station, ablutions block and parking (amended plans and supporting information received 12th December 2018, reducing ridge and eaves height of training barn by 2m. Site section and amended site plan received 1st April 2019, removing spoil bunds and adding additional landscaping detail) at the former Goring Heath Poultry Farm 54526, Goring Heath, RG8 7RU

Consultations, representations, policy and guidance and the site's planning history were detailed in the officer's report which formed part of the agenda pack for this meeting.

Marc Willis, the agent, spoke in support of the application.

Damion Morphy, the applicant, spoke in support of the application.

Claire Whitehead, a local vet, spoke in support of the application.

Peter Dragonetti, the local ward councillor, spoke objecting to the application.

The committee had some concerns regarding the number of women's toilets included in the proposal and were of the view that this part of the development could be more inclusive. There was also some concern regarding the impact of the development upon the Area of Outstanding Natural Beauty and the need for more sustainability in the development.

A motion moved and seconded, to refuse planning permission was declared lost on being put to the vote.

A motion moved and seconded, to grant planning permission was declared carried on being put to the vote.

RESOLVED; to grant planning permission for application P18/2555/FUL subject to the following conditions:

1. Commencement within three years.
2. Prior to the commencement of the development hereby permitted, a scheme for the landscaping of the site and its management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the first use of the development and thereafter maintained.
3. Prior to the commencement of any site works an arboricultural method statement to ensure the satisfactory protection of retained trees during the construction period shall be submitted to and approved in writing by the Local Planning Authority.
4. Prior to the commencement of the development a phased contaminated land risk assessment shall be carried out by a competent person in accordance with Environment Agency Guidance and Approved Codes of Practice. Details of each phase shall be submitted to and approved in writing by the Local Planning Authority.
5. Prior to the commencement of the development details of how the spoil arising from works will be disposed of shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the spoil shall be disposed of in accordance with the agreed details.
6. Prior to commencement of the construction works within the site, a full schedule of all external materials shall be submitted to, and approved in writing by, the local planning authority.
7. All parts of the site, including all approved buildings, shall only be used for the specific training purposes specified within the application submission. Any variation shall require planning permission from the local planning authority.
8. Details of any external lighting shall be submitted to the local planning authority and agreed prior to commencement of the approved scheme.
9. The development hereby approved shall be implemented strictly in accordance with all of the recommendations made in section 6 of the supporting Phase 1 Ecological Assessment (Wessex Ecology, Contract No: 14-16). This condition shall be discharged through the receipt of a letter from the project ecologist, giving evidence that the recommended working methods and site enhancements have been implemented.
10. Prior to the first occupation of the development, the existing means of access onto B4526 shall be improved and laid out and constructed strictly in accordance with the local highway authority's specifications and all ancillary works specified shall be undertaken.
11. The vision splays shown on drawing no. PVD/535-05-5, shall not be obstructed by any object, structure, planting or other material with a height exceeding or growing above 0.9m as measured from carriageway level.
12. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with drawing no. PVD/535-05-5, and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

13. The off-site highway works shown on drawing no. PVD/535-05-5, or as otherwise agreed in writing with the Local Planning Authority shall be implemented in full before the first occupation/use of the development or in accordance with a programme of implementation agreed in writing with the Local Planning Authority.

Informatics

1. Female WC provision and
2. Encourage the use of sustainable materials.

The meeting closed at 8.15 pm

Chairman

Date

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